

## **Gibson Heights HOA Parking Policy**

**Adopted June 29, 2018**

**1. General Rule.** The following policy applies to all vehicles parked on the Gibson Heights HOA area property; this includes snowmobiles, motorcycles, campers, boats, trailers, etc. belonging to any unit owner, family member, guests, tenants or employees of the unit owner. All policies below are subject to HOA Declarations and Bylaws.

**2. Owner Expectations.** Parking at Townhomes is limited to two vehicles per unit in their assigned parking spaces; Single Family parking is limited to space on their asphalt parking pads.

- Park within designated parking areas only, there is no parking off the asphalt parking lots.
- All traffic signs on Gibson Heights property shall be obeyed.
- All vehicles need to be in operating condition and have current license plate showing on the vehicle.
- Resident must not park vehicles in a manner as to block traffic flow or access to units.
- No long term storing of vehicles for more than 96 hours, long term storing is defined as a vehicle that has not moved in than 96 hours.
- Parking or storage of recreational or commercial vehicles over 1 ton or 16 feet is not allowed.
- Campers, or recreational trailers of any type are allowed in the Townhome parking lots for a 48-hour period when you are loading or unloading.

**3. Visitor/Guest Parking.** It assumed that Single Family visitors will park in the owners parking space. The Townhome parking lot has 6 extra parking spots for TH use only. Each townhome owner is issued one (1) visitor pass that is used when they have a guest. An extra visitor pass can be issued for a 7-day period.

To obtain an extra visitor pass please call the Patriot Management Office 970-367-5830 (Monday – Friday, 9:00 to 5:00 PM or on weekends) for any special requests (i.e. needing multiple guest parking passes for one night). Passes can be picked up at the Patriot Management Office (11 Willow Green, Wellington Neighborhood) during business hours or at the Patriot Management office door after hours. Passes will not be issued to a visitors or guests.

**4. Enforcement.** Vehicles in TH guest parking spacing not displaying a visitor parking pass is subject to being tagged or towed during the daily inspection. Also, if parking permit tags are changed, copied, or manipulated in any manner, it is subject to complete loss of the guest parking permit usage, immediate towing and a \$200.00 fine.